



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

37 August 4, 2015


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

August 04, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACT
PUBLIC HEALTH CENTERS HEATING, VENTILATION, AND
AIR CONDITIONING REFURBISHMENT PROJECTS
APPROVE PROJECTS AND BUDGETS
CAPITAL PROJECT NOS. 87239, 87241, 87243,
87244, 87245, 87289, 87290, AND 87291
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

Approval of the recommended actions will establish and approve three new Heating, Ventilation, and Air Conditioning Refurbishment projects and associated budgets for the Antelope Valley, Leavey, and Martin Luther King, Jr. Public Health Centers and find these projects exempt from the California Environmental Quality Act; approve the projects and budgets for the five previously established Central, Hollywood/Wilshire, Monrovia, Whittier, and Pacoima Public Health Centers Heating, Ventilation, and Air Conditioning Refurbishment projects; and authorize the Department of Public Works to deliver the eight projects using Board-approved job order contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the new Heating, Ventilation, and Air Conditioning Refurbishment projects for the Antelope Valley, Leavey, and Martin Luther King, Jr. Public Health Centers exempt from the California Environmental Quality Act for reasons stated in this letter and in the record of the three projects. Additionally, find that the previously established Heating, Ventilation, and Air Conditioning projects for the Central, Hollywood/Wilshire, Monrovia, Whittier, and Pacoima Public Health Centers are within

the scope of the previous exemption finding under the California Environmental Quality Act.

2. Establish three new Heating, Ventilation, and Air Conditioning Refurbishment projects for the following public health centers:

- a. Antelope Valley Public Health Center, Capital Project No. 87289;
- b. Leavey Public Health Center, Capital Project No. 87290;
- c. Martin Luther King, Jr., Center for Public Health, Capital Project No. 87291.

3. Approve the eight Heating, Ventilation, and Air Conditioning Refurbishment projects with a combined total budget of \$10,370,000 for the following Public Health Centers:

- a. Central Public Health Center, Capital Project No. 87239;
- b. Hollywood/Wilshire Public Health Centers, Capital Project No. 87241;
- c. Monrovia Public Health Center, Capital Project No. 87243;
- d. Whittier Public Health Center, Capital Project No. 87244;
- e. Pacoima Public Health Center, Capital Project No. 87245;
- f. Antelope Valley Public Health Center, Capital Project No. 87289;
- g. Leavey Public Health Center, Capital Project No. 87290;
- h. Martin Luther King, Jr., Center for Public Health, Capital Project No. 87291.

4. Authorize the Department of Public Works to deliver the projects using Board-approved job order contracts.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will establish and approve three new Heating, Ventilation, and Air Conditioning (HVAC) Refurbishment projects and associated budgets for the Antelope Valley, Leavey, and Martin Luther King, Jr. (MLK) Public Health Centers and find these projects are exempt from the California Environmental Quality Act (CEQA); approve the projects and budgets for the five previously established Central, Hollywood/Wilshire, Monrovia, Whittier, and Pacoima Public Health Center HVAC Refurbishment projects; and authorize the Department of Public Works to deliver the eight projects using Board-approved job order contracts (JOCs).

Background

On September 2, 2014, the Board established eight HVAC Refurbishment projects for various health centers. Since then, the Board directed the Chief Executive Office and the Departments of Health Services, Mental Health, and Public Health to explore merging the three health-related departments. In response to the pending department restructure, the departments coordinated and reprioritized the various HVAC Refurbishment projects, and selected the facilities in most need of the HVAC refurbishments. The facilities were selected based on their locations within the County of Los Angeles, distance from other County healthcare facilities, and caseloads.

As a result, the previously authorized Central, Hollywood/Wilshire, Monrovia, Whittier, and Pacoima Public Health Centers, along with the newly proposed Antelope Valley, Leavey, and MLK Public Health centers were selected to be upgraded at this time. The previously authorized Curtis Tucker, Glendale, and Pomona Public Health Centers have been deleted because the tuberculosis and other airborne infectious disease cases can be treated more efficiently at the eight selected locations.

Public Works has completed the schematic designs for the projects to establish the projects scope of work, budget, and schedule. Public Works will use Board-approved as-needed consultants to complete the design and Board-approved JOCs to complete the construction of the improvements.

Green Building/Sustainable Design Program

These proposed projects will support the Board's Policy for Green Building/Sustainable Design Program by incorporating energy efficient HVAC equipment and controls.

Implementation of Strategic Plan Goals

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Service Delivery (Goal 3). These recommendations support the Strategic Plan by investing in public health infrastructure that will enhance the safety of patients and staff, and improve patient care.

FISCAL IMPACT/FINANCING

FISCAL IMPACT/FINANCING

The combined total cost for all eight HVAC Refurbishment projects, including plans and specifications, plan check, construction, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$10,370,000. The Project Schedules and Budget Summaries for the projects are included in the Enclosure.

Sufficient appropriation is available in the Fiscal Year 2015-16 Capital Projects/Refurbishment Budget under Capital Project Nos. 87239, 87241, 87243, 87244, 87245, 87289, 87290, and 87291 to fully fund the projects. The projects are funded with prior year net County cost.

Operating Budget Impact

Public Health does not anticipate any one-time, start-up costs or an increase in ongoing maintenance and operational costs as a result of the projects.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, these projects include 1 percent of the design and construction costs to be allocated to the Civic Art Funds.

ENVIRONMENTAL DOCUMENTATION

On September 2, 2014, the Board found the Central, Hollywood/Wilshire, Monrovia, Whittier, and Pacoima Public Health Centers HVAC Refurbishment projects to be categorically exempt from CEQA under Sections 15301(a), (d), and (f) and 15302(c) of the CEQA Guidelines and Classes 1(c), (d), (h), and (i) and 2(e) of the County's Environmental Document Reporting Procedures and Guidelines,

Appendix G as the projects consist of refurbishment and/or replacement of existing public facilities. These five projects are within the scope of the previous exemption and there have been no changes to the projects since they were approved.

The three new HVAC refurbishment projects for the Antelope Valley, Leavey, and MLK Public Health Centers are also categorically exempt from CEQA. The proposed projects, which involve refurbishment and/or replacement of the existing HVAC systems, are within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Sections 15301(a), (d), and (f), and 15302(c) of the CEQA Guidelines and Classes 1 (c), (d), (h), and (i), and 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed projects involve no expansion of an existing use and the HVAC structures replaced will have the same purpose as the structures replaced. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the records of the projects.

Upon the Board's approval of the HVAC Refurbishment projects, Public Works will file a Notice of Exemption for these projects with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

CONTRACTING PROCESS

Public Works will utilize as-needed consultants to complete the designs for the HVAC Refurbishment projects and Board-approved JOCs to complete the construction of the improvements.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

To the extent possible, the facilities will remain operational during construction. The contractor will be required to coordinate its construction activities with the County to minimize impacts and disruptions to the facilities. In addition, Public Health has developed plans for patient diversion for some services to other Public Health facilities within geographic proximity for short periods of time.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

The Honorable Board of Supervisors

8/4/2015

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first name "Gail" and last name "Farber" clearly legible.

GAIL FARBER

Director

GF:DPH:ms

Enclosures

c: Arts Commission
Chief Executive Office (Capital Projects Division)
County Counsel
Executive Office
Department of Health Services
Department of Public Health

August 4, 2015

ENCLOSURE

**CONSTRUCTION-RELATED CONTRACT
PUBLIC HEALTH CENTERS HEATING, VENTILATION, AND
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CAPITAL PROJECT NOS. 87239, 87241, 87243,
87244, 87245, 87289, 87290, AND 87291**

PROJECT SCHEDULE

I. Central Public Health Center (241 N. Figueroa St., Los Angeles 90012)

Project Activity	Proposed Schedule
Plan and Specifications	10/30/2015
Jurisdictional Approvals	11/30/2015
Construction Award (JOC)	12/20/2015
Substantial Completion	05/28/2016
Project Acceptance	06/30/2016

II. Hollywood/Wilshire Public Health Center (5205 Melrose Ave., Los Angeles 90038)

Project Activity	Proposed Schedule
Plan and Specifications	10/30/2015
Jurisdictional Approvals	11/30/2015
Construction Award (JOC)	12/20/2015
Substantial Completion	04/30/2016
Project Acceptance	05/30/2016

III. Monrovia Public Health Center (330 W. Maple Ave., Monrovia 91016)

Project Activity	Proposed Schedule
Plan and Specifications	10/30/2015
Jurisdictional Approvals	11/30/2015
Construction Award (JOC)	12/15/2015
Substantial Completion	03/30/2016
Project Acceptance	04/30/2016

IV. Whittier Public Health Center (7643 S. Painter Ave., Whittier 90602)

Project Activity	Proposed Schedule
Plan and Specifications	10/30/2015
Jurisdictional Approvals	11/30/2015
Construction Award (JOC)	12/15/2015
Substantial Completion	03/30/2016
Project Acceptance	04/30/2016

IV. Pacoima Public Health Center (13300 Van Nuys Blvd., Pacoima 91331)

Project Activity	Proposed Schedule
Plan and Specifications	10/30/2015
Jurisdictional Approvals	11/30/2015
Construction Award (JOC)	12/15/2015
Substantial Completion	03/30/2016
Project Acceptance	04/30/2016

V. Antelope Valley Public Health Center (335-B East Avenue K-6, Lancaster 93536)

Project Activity	Proposed Schedule
Plan and Specifications	10/30/2015
Jurisdictional Approvals	11/30/2015
Construction Award (JOC)	12/15/2015
Substantial Completion	03/30/2016
Project Acceptance	04/30/2016

VI. Leavey Public Health Center (522 S. San Pedro Street, Los Angeles 90013)

Project Activity	Proposed Schedule
Plan and Specifications	10/30/2015
Jurisdictional Approvals	11/30/2015
Construction Award (JOC)	12/15/2015
Substantial Completion	03/30/2016
Project Acceptance	04/30/2016

VII. Martin Luther King Jr. Center for Public Health (11833 Wilmington Ave., No. 1400, Los Angeles 90059)

Project Activity	Proposed Schedule
Plan and Specifications	09/29/2015
Jurisdictional Approvals	11/30/2015
Construction Award (JOC)	12/15/2015
Substantial Completion	03/30/2016
Project Acceptance	04/30/2016

PROJECT BUDGET SUMMARY

I. Central Public Health Center (C.P. 87239)

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$ 1,766,000
Change Orders	353,000
Youth Employment	0
Misc. Expense (JOC Gordian Group Fees)	27,000
Telecomm Equip – Affixed to Building	0
Civic Arts	25,000
Other: Utility Connection Fees	0
Subtotal	\$2,171,000
Programming/Development	\$ 0
Plans and Specifications	
Architect/Engineer Fee	\$ 301,000
Design Contingency	30,000
Subtotal	\$ 331,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	20,000
Geotechnical/Soils Report, Soil Testing, and Inspection	0
Material Testing	20,000
Cost Estimating	6,000
Topographic Surveys	0
Construction Management	0
Other: Commissioning	6,000
Subtotal	\$ 52,000
Miscellaneous Expenditures	\$ 13,000
Jurisdictional Review/Plan Check/Permits	\$ 22,000
County Services	
Code Compliance and Quality Control Inspections	\$ 45,000
Design Review	0
Design Services	0
Contract Administration (including Labor Compliance)	11,000
Project Management	86,000
Project Management Support Services	0
Consultant Contract Recovery	18,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	28,000
ISD Countywide Contract Compliance	17,000
County Services Contingency	21,000
Subtotal	\$ 226,000
TOTAL	\$2,815,000

II. Hollywood/Wilshire Public Health Center (C.P. 87241)

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$ 471,000
Change Orders	95,000
Youth Employment	0
Misc. Expense (JOC Gordian Group Fees)	9,000
Telecomm Equip – Affixed to Building	0
Civic Arts	7,000
Other: Utility Connection Fees	0
Subtotal	\$582,000
Programming/Development	\$ 0
Plans and Specifications	
Architect/Engineer Fee	\$103,000
Design Contingency	11,000
Subtotal	\$114,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	0
Geotechnical/Soils Report, Soil Testing, and Inspection	15,000
Material Testing	0
Cost Estimating	15,000
Topographic Surveys	3,000
Construction Management	0
Other: Commissioning	0
Subtotal	\$ 36,000
Miscellaneous Expenditures	\$ 7,000
Jurisdictional Review/Plan Check/Permits	\$ 7,000
County Services	
Code Compliance and Quality Control Inspections	\$ 30,000
Design Review	0
Design Services	0
Contract Administration (including Labor Compliance)	3,000
Project Management	60,000
Project Management Support Services	0
Consultant Contract Recovery	8,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	5,000
ISD Countywide Contract Compliance	13,000
County Services Contingency	11,000
Subtotal	\$130,000
TOTAL	\$876,000

III. Monrovia Public Health Center (C.P. 87243)

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$ 645,000
Change Orders	129,000
Youth Employment	0
Misc. Expense (JOC Gordian Group Fees)	2,000
Telecomm Equip – Affixed to Building	0
Civic Arts	9,000
Other: Utility Connection Fees	0
Subtotal	\$ 785,000
Programming/Development	\$ 0
Plans and Specifications	
Architect/Engineer Fee	\$ 121,000
Design Contingency	13,000
Subtotal	\$ 134,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	20,000
Geotechnical/Soils Report, Soil Testing, and Inspection	0
Material Testing	20,000
Cost Estimating	3,000
Topographic Surveys	0
Construction Management	0
Other: Commissioning	4,000
Subtotal	\$ 47,000
Miscellaneous Expenditures	\$ 8,000
Jurisdictional Review/Plan Check/Permits	\$ 8,000
County Services	
Code Compliance and Quality Control Inspections	\$ 45,000
Design Review	0
Design Services	0
Contract Administration (including Labor Compliance)	4,000
Project Management	80,000
Project Management Support Services	0
Consultant Contract Recovery	13,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	16,000
ISD Countywide Contract Compliance	6,000
County Services Contingency	16,000
Subtotal	\$ 180,000
TOTAL	\$1,162,000

IV. Whittier Public Health Center (C.P. 87244)

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$ 805,000
Change Orders	161,000
Youth Employment	0
Misc. Expense (JOC Gordian Group Fees)	3,000
Telecomm Equip – Affixed to Building	0
Civic Arts	11,000
Other: Utility Connection Fees	0
Subtotal	\$ 980,000
Programming/Development	\$ 0
Plans and Specifications	
Architect/Engineer Fee	\$ 148,000
Design Contingency	15,000
Subtotal	\$ 163,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	20,000
Geotechnical/Soils Report, Soil Testing, and Inspection	0
Material Testing	20,000
Cost Estimating	3,000
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Other: Commissioning	5,000
Subtotal	\$48,000
Miscellaneous Expenditures	\$ 10,000
Jurisdictional Review/Plan Check/Permits	\$ 10,000
County Services	
Code Compliance and Quality Control Inspections	\$ 45,000
Design Review	0
Design Services	0
Contract Administration (including Labor Compliance)	5,000
Project Management	86,000
Project Management Support Services	0
Consultant Contract Recovery	13,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	17,000
ISD Countywide Contract Compliance	7,000
County Services Contingency	18,000
Subtotal	\$ 191,000
TOTAL	\$1,402,000

V. Pacoima Public Health Center (C.P. 87245)

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$ 445,000
Change Orders	89,000
Youth Employment	0
Misc. Expense (JOC Gordian Group Fees)	2,000
Telecomm Equip – Affixed to Building	0
Civic Arts	6,000
Other: Utility Connection Fees	0
Subtotal	\$ 542,000
Programming/Development	\$ 0
Plans and Specifications	
Architect/Engineer Fee	\$ 86,000
Design Contingency	9,000
Subtotal	\$ 95,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	0
Geotechnical/Soils Report, Soil Testing, and Inspection	15,000
Material Testing	0
Cost Estimating	15,000
Topographic Surveys	3,000
Construction Management	0
Construction Administration	0
Other: Commissioning	3,000
Subtotal	\$ 36,000
Miscellaneous Expenditures	\$ 6,000
Jurisdictional Review/Plan Check/Permits	\$ 6,000
County Services	
Code Compliance and Quality Control Inspections	\$ 30,000
Design Review	0
Design Services	0
Contract Administration (including Labor Compliance)	3,000
Project Management	58,000
Project Management Support Services	0
Consultant Contract Recovery	10,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	12,000
ISD Countywide Contract Compliance	5,000
County Services Contingency	12,000
Subtotal	\$130,000
TOTAL	\$815,000

VI. Antelope Valley Public Health Center (C.P. 87289)

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$875,000
Change Orders	175,000
Youth Employment	0
Misc. Expense (JOC Gordian Group Fees)	3,000
Telecomm Equip – Affixed to Building	0
Civic Arts	12,000
Other: Utility Connection Fees	0
Subtotal	\$1,065,000
Programming/Development	\$ 0
Plans and Specifications	
Architect/Engineer Fee	\$ 159,000
Design Contingency	6,000
Subtotal	\$ 175,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	20,000
Geotechnical/Soils Report, Soil Testing, and Inspection	0
Material Testing	20,000
Cost Estimating	6,000
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Other: Commissioning	4,000
Subtotal	\$ 50,000
Miscellaneous Expenditures	\$ 11,000
Jurisdictional Review/Plan Check/Permits	\$ 11,000
County Services	
Code Compliance and Quality Control Inspections	\$ 45,000
Design Review	0
Design Services	0
Contract Administration (including Labor Compliance)	6,000
Project Management	65,000
Project Management Support Services	0
Consultant Contract Recovery	15,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	18,000
ISD Countywide Contract Compliance	8,000
County Services Contingency	18,000
Subtotal	\$ 175,000
TOTAL	\$1,487,000

VII. Leavey Public Health Center (C.P. 87290)

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$ 702,000
Change Orders	141,000
Youth Employment	0
Misc. Expense (JOC Gordian Group Fees)	3,000
Telecomm Equip – Affixed to Building	0
Civic Arts	10,000
Other: Utility Connection Fees	0
Subtotal	\$ 856,000
Programming/Development	\$ 0
Plans and Specifications	
Architect/Engineer Fee	\$ 161,000
Design Contingency	15,000
Subtotal	\$ 161,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	20,000
Geotechnical/Soils Report, Soil Testing, and Inspection	0
Material Testing	20,000
Cost Estimating	6,000
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Other: Commissioning	4,000
Subtotal	\$ 50,000
Miscellaneous Expenditures	\$ 9,000
Jurisdictional Review/Plan Check/Permits	\$ 9,000
County Services	
Code Compliance and Quality Control Inspections	\$ 30,000
Design Review	0
Design Services	0
Contract Administration (including Labor Compliance)	5,000
Project Management	75,000
Project Management Support Services	0
Consultant Contract Recovery	11,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	20,000
Project Security	0
Project Technical Support	17,000
ISD Countywide Contract Compliance	7,000
County Services Contingency	15,000
Subtotal	\$ 160,000
TOTAL	\$1,245,000

VIII. Martin Luther King, Jr. Center for Public Health (C.P. 87291)

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$294,000
Change Orders	59,000
Youth Employment	0
Misc. Expense (JOC Gordian Group Fees)	1,000
Telecomm Equip – Affixed to Building	0
Civic Arts	4,000
Other: Utility Connection Fees	0
Subtotal	\$358,000
Programming/Development	\$ 0
Plans and Specifications	
Architect/Engineer Fee	\$ 61,000
Design Contingency	7,000
Subtotal	\$ 68,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	15,000
Geotechnical/Soils Report, Soil Testing, and Inspection	0
Material Testing	15,000
Cost Estimating	3,000
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Other: Commissioning	2,000
Subtotal	\$ 35,000
Miscellaneous Expenditures	\$ 5,000
Jurisdictional Review/Plan Check/Permits	\$ 5,000
County Services	
Code Compliance and Quality Control Inspections	\$ 15,000
Design Review	0
Design Services	0
Contract Administration (including Labor Compliance)	2,000
Project Management	50,000
Project Management Support Services	0
Consultant Contract Recovery	8,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	10,000
ISD Countywide Contract Compliance	3,000
County Counsel	9,000
Subtotal	\$ 97,000
TOTAL	\$568,000